

**Ophir Hill – Condition Amendment (WAC23-0011)**  
**Washoe County Board of Adjustment – Public Hearing**  
**October 5, 2023 at 1:30 p.m.**



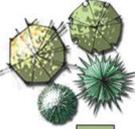
# Basis of the Condition Amendment

- a) The condition proposed at the Board of Adjustment hearing (that I accepted) happened without knowledge that the revised plan was unintentionally omitted by staff in their review.
- b) The revised landscape plan was submitted with the revised SUP in May 2023. It shows 80 trees on the plan to be preserved and specifically states that no trees will be added.
- c) The project proposes 2.5 acre lots next to 2.5 acre lots to the north (HDR next to HDR).
- d) The project proposes HDR lots next to GR zoning and vacant BLM land to the south. There is no requirement or purpose to screen with trees along identical land use (large lot residential) or open space land use with GR zoning.
- e) All applicable sections of the Landscaping Article in the WC Development Code are satisfied prior to adding the condition. We understand this to be a mistake and not to be considered as a Variance or Directors Modification.

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### PLANT LEGEND

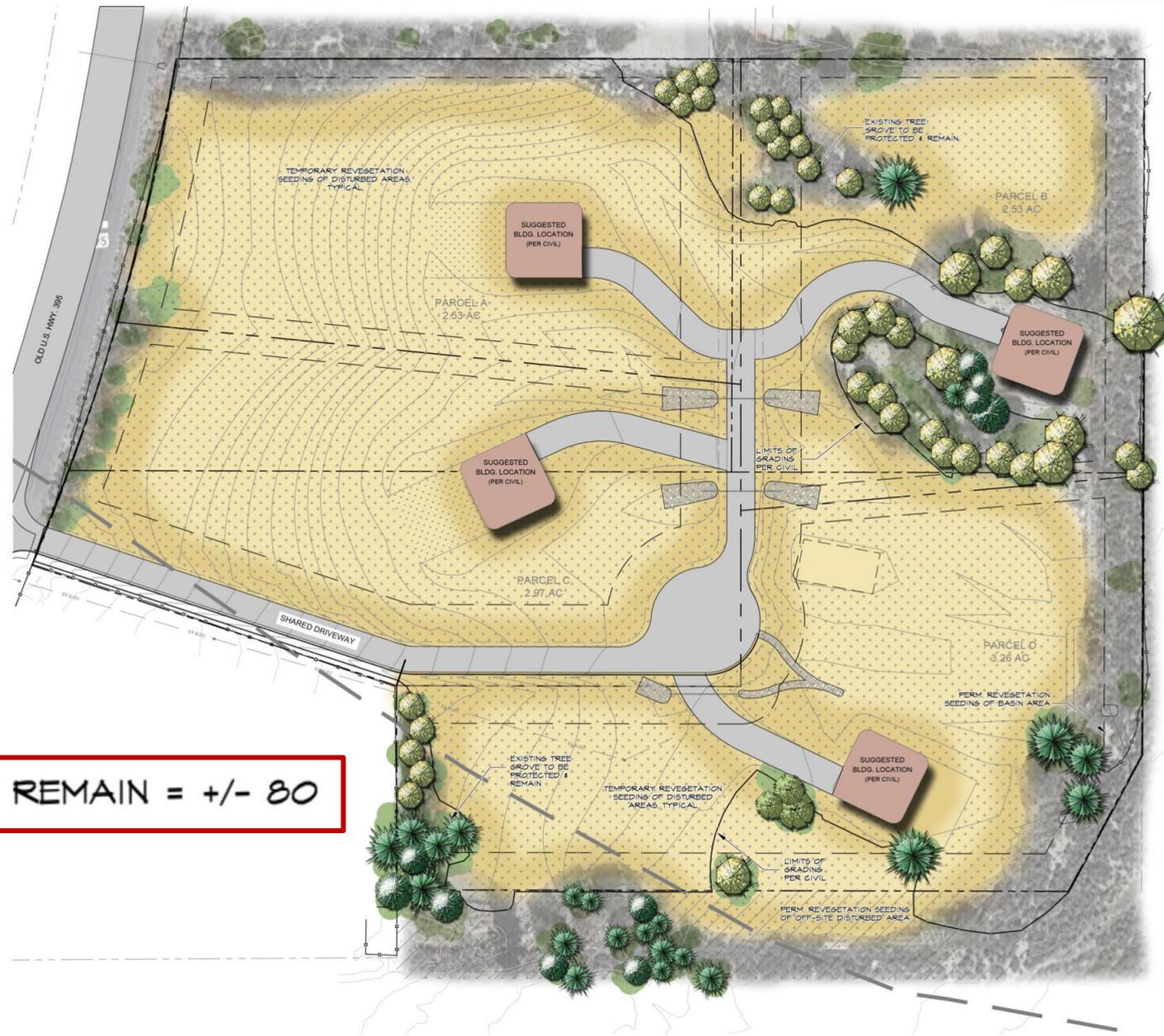
-  EX. DECIDUOUS TREES
-  EX. EVERGREEN TREES
-  EX. VEGETATED AREAS
-  RE-VEGETATION AREAS:  
BLM SEED MIX SEE CIVIL PLAN FOR DETAILS

### LANDSCAPE DATA

SITE AREA: +/- 527,512 SQ FT  
 (12.1 ACRES, 11.24 AC. ON & 0.82 AC. OFF-SITE)  
 JURISDICTION: WASHOE COUNTY  
 ZONING: HIGH-DENSITY RURAL (HDR)

EXISTING TREES TO REMAIN = +/- 80

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(HDR Zoning)

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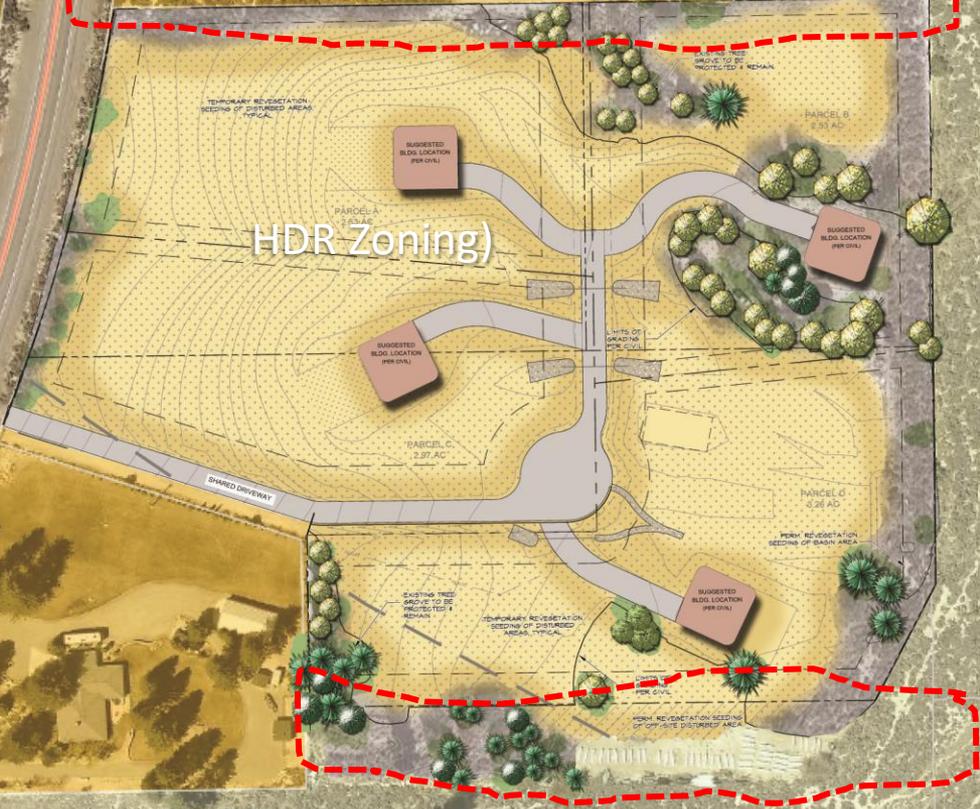
HDR Zoning

BLM  
(GR Zoning)

GR

RDS

OLD US 395

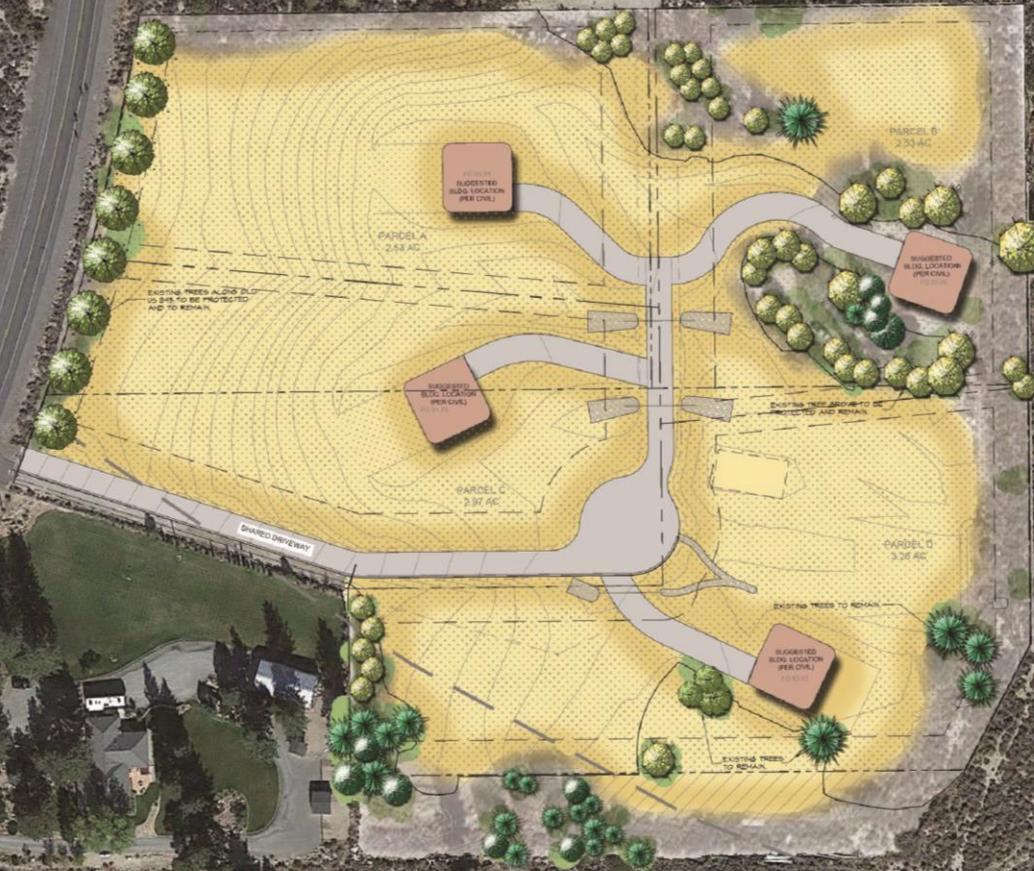


BLM  
(GR Zoning)

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- e) The proposed amended condition includes the trees at 1 per 50' along the highway. All other applicable sections of the Landscaping Article in the WC Code are satisfied prior to adding this condition.

# Proposed plan for this Condition Amendment App



# Along 395



# Along BLM (South) Property Line



# Along BLM (East) Property Line



# Along East Property Line (Facing NE)



# Trees Along North Property Line



# Contacts

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Senior Engineer

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